



Brownfields are abandoned, industrial areas that hinder redevelopment.

EPA believes that in addition to recycling Superfund sites, redeveloping Brownfields is the way of the future, mirroring national interest in sustainable growth and creative reuse solutions. The following pages will take you step by step through this successful initiative and its diverse offerings.

BROWNFIELDS: RECAPTURING THE POTENTIAL

Brownfields are abandoned, idled, or under-used industrial and commercial lands where redevelopment is hindered by real or perceived environmental contamination. These typically non-NPL caliber sites are a blight to urban, suburban and rural areas, often dragging down property values. Breaking this cycle means addressing both environmental *and* economic issues. EPA offers some nontraditional approaches to environmental programs to address both cleanup and redevelopment of brownfields. Communities across the country have successfully turned once desolate eyesores into ballparks, eco-industrial parks, shopping centers, manufacturing facilities, and other diverse assets.

WHAT TYPES OF ASSISTANCE CAN EPA PROVIDE?

FUNDS FOR ENVIRONMENTAL ASSESSMENT ACTIVITIES

-BROWNFIELDS ASSESSMENT PILOTS

Through the Brownfields Assessment Demonstration Pilot program, EPA awards up to \$200,000 to states, cities, towns, and counties to fund pre-cleanup activities. This work can include the following:

- developing an inventory of brownfields properties
- environmental assessments
- cleanup planning and design
- studies regarding legal, fiscal, economic, and other issues as long as they are necessary to plan and direct an assessment or cleanup action

EPA considers this funding "seed money" to jumpstart redevelopment. To date, EPA has funded 307 of these pilots nationwide and expects to select up to 40 new pilots by April 2000. Since EPA has met its commitment of awarding pilots to more than 300 communities nationwide, the focus will now be on awarding supplemental funding to existing pilots. We've awarded assessment pilots to Baltimore City, Baltimore County and Hagerstown totaling \$800,000.

CITY OF BALTIMORE DESIGNATED AS A SHOWCASE COMMUNITY

In 1998 Vice President Al Gore announced the City of Baltimore to be one of the nation's 16 Brownfields Showcase Communities. The Brownfields Showcase Communities serve

as national models demonstrating the positive results of public and private collaboration addressing brownfields challenges. Baltimore is receiving a mix of technical and financial support worth approximately \$1.6 million. EPA contributed \$200,000 to the City's existing assessment pilot cooperative agreement, and \$200,000 to fund a federal coordinator position for two years. EPA expects to designate 10 new Showcase Communities this October.

OTHER FUNDING FOR BROWNFIELDS ASSESSMENTS

In addition to the Brownfields assessment pilots, the Targeted Brownfields Assessment program provides funding and/or technical assistance for environmental assessments at brownfields properties. EPA may use these funds for federal-lead site assessment activities, or for site assessments conducted by the Maryland Department of the Environment (MDE) under an existing cooperative agreement with EPA.

When EPA takes the lead for a targeted assessment—*at no cost to the community*—it determines the nature and extent of the contamination. The community receives a background report and the results of any sampling conducted during the assessment. Equipped with this valuable information, communities can formulate appropriate redevelopment plans which could



Hagerstown Brownfield Pilot: EPA awarded three assessment pilots to Hagerstown, Baltimore City and Baltimore County totaling \$800,000 to spur economic growth and redevelopment.



Hagerstown Brownfield Pilot



Hagerstown Brownfield Pilot



Hagerstown Brownfield Pilot: EPA awarded \$500,000 through the Brownfields Cleanup Revolving Loan Fund to facilitate redevelopment.

WHAT IS THE BROWNFIELDS REDEVELOPMENT PROCESS?

STEP 1

Experts determine if environmental contamination is present, collecting background information to learn about past practices and current conditions.

STEP 2

If it is determined hazardous substances may exist, environmental sampling is conducted to identify pollutants and contamination levels.

STEP 3

Once the nature and extent of contamination are known, cleanup and redevelopment plans can then be developed and ultimately implemented.

include the creation of commercial, industrial, recreation, or conservation areas.

Maryland has received \$217,000 to date to conduct environmental assessments at brownfields properties, and may receive another \$120,000 this fiscal year. Region III supports funding brownfields assessments if the proposed development creates jobs, increases the tax base and improves the environment.

FUNDS FOR CLEANING UP BROWNFIELDS

Through the Brownfields Cleanup Revolving Loan Fund (BCRLF) Pilot program, EPA awards up to \$500,000 to recipients of Brownfields assessment pilots. The purpose of the BCRLF pilots is to make loans to facilitate the cleanup and redevelopment of brownfields properties. A revolving loan fund charges interest on the loans, generally at a low rate, and 'revolves' as it uses loan repayments (principal, plus interest and fees) to make new loans for the same authorized purposes. These funds are for cleanup activities only. To date, EPA has funded 68 BCRLF pilots nationwide and expects to select up to 40 new pilots by May 2000. Baltimore received a \$350,000 BCRLF pilot in 1997 and Hagerstown received \$500,000 last year.

FUNDS FOR WORKFORCE DEVELOPMENT AND JOB TRAINING

Through the Brownfields Job Training and Development Demonstration Pilot program, EPA awards up to \$200,000 to colleges, universities, community job training organizations, nonprofit training centers, states, counties, and municipalities. The job training pilots, each located within or near a Brownfields assessment pilot, are designed to train residents in communities impacted by brownfields. These skills can then be used for future employment in the environmental field, including cleanups employing an alternative or innovative technology. To date, EPA has funded 21 of these pilots nationwide and expects to select up to 10 new pilots by May 2000.

VOLUNTARY CLEANUP PROGRAMS

Voluntary Cleanup Programs (VCPs) encourage voluntary brownfields cleanups by assuring property owners that EPA will honor cleanup results that comply with the state's VCP requirements. In 1997, EPA and Maryland signed a VCP Agreement which defines the roles of the state and EPA to promote cleanup and reuse of contaminated properties that are not on the NPL. Indicative of the progressive partnerships between EPA and Maryland, the state was the first in Region III to sign this type of agreement with EPA.

EPA has awarded Maryland \$879,000 to date for VCP infrastructure development, and MDE may receive another \$450,000 for fiscal year 2000. Generally, these funds can be used for any activity necessary to support a state's ability to implement a VCP.

TECHNICAL TOOLS AND ASSISTANCE

EPA provides expert advice on cost effective solutions and innovative technologies available for environmental assessment and cleanup.

MANAGING LIABILITY RISKS

EPA works with states and localities to develop and issue guidance that will clarify the liability of prospective purchasers, lenders, property owners, and others regarding their association with and activities at a site.

OTHER RESOURCES AND ASSISTANCE

Through the Brownfields Initiatives, communities can leverage public and private sources of capital and technical support that can ensure successful redevelopment. Check out the *Federal Partnership Resource Guide*, which identifies a myriad of federally-sponsored community development resources and how to access them. This guide can be found online at www.epa.gov/reg3hwmd/brownfld/hmpage1.htm.



Brownfields exist in urban, suburban and rural areas across Maryland.



Planting trees is a simple step in transforming brownfields into attractive green spaces.



BROWNFIELDS TAX INCENTIVE

Designed to spur redevelopment of brownfields properties, the Brownfields Tax Incentive means cleanup costs for properties in targeted areas can be fully deducted as business expenses in the year in which the costs are incurred or paid. The tax incentive applies to properties that meet certain land use, geographic, and contamination criteria. The \$1.5 billion Brownfields Tax Incentive is expected to leverage \$6 billion in private investment, and return an estimated 14,000 brownfields properties to productive use. Region III has allocated \$100,000 to support certification of eligible properties in Maryland for this tax incentive.